



THE ARBOUR

RESIDENTIAL APARTMENT

AT

SECTOR 63, GURUGRAM

APPLICATION FORM

HARERA Registration No - RC/REP/HARERA/GGM/671/403/2023/15 dated: 23.01.2023 | <https://haryanarera.gov.in>

Promoter: M/s DLF Home Developers Limited

**APPLICATION FOR ALLOTMENT OF A RESIDENTIAL APARTMENT IN
THE ARBOUR, SECTOR 63, GURUGRAM (HARYANA)
HARERA Registration No - RC/REP/HARERA/GGM/671/403/2023/15
dated: 23.01.2023 | <https://haryanarera.gov.in>**

DLF Home Developers Limited

Registered Office:

1st Floor, DLF Gateway Tower, R Block,
DLF City, Phase-III Gurugram,
Haryana 122002

Dear Sir/Madam,

1. The **Applicant(s)** understands that DLF Home Developers Limited ("**Promoter**") and Arlie Builders & Developers Pvt. Ltd., Afaaf Builders & Developers Pvt. Limited, Zanobi Builders and Construction Private Limited, Vamil Builders & Developers Private Limited and Hoshi Builders & Developers Private Limited and Beyla Builders and Developers Pvt. Ltd. (collectively referred to as "**Owners**") are the absolute and lawful owners of land admeasuring 101523.487 square meters (25.087 acres) situated at Village Maidawas, Sector 63, in Sub-Tehsil Badshahpur & District Gurugram, Haryana (hereinafter referred to as the "**Said Land**"). The **Owners** and the **Promoter** have entered into development agreements with respect to the land respectively owned by them and forming part of the **Said Land** registered at the office of the Sub-Registrar. The Site/Location plan is annexed herewith as **Schedule-A**. The **Promoter** has earmarked the **Said Land** for the purpose of building a residential group housing project comprising of multi-storied building(s) inter alia community building, convenient shops, nursery school, primary school, EWS, etc. and the said project shall be known as '**The Arbour**' ("**Project**") situated at Sector 63, Gurugram, Haryana.
2. The **Promoter** has registered the **Project** under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") with the Real Estate Regulatory Authority ("**Authority**") at Gurugram, Haryana on 23.01.2023 under registration number RC/REP/HARERA/GGM/671/403/2023/15.
3. The **Applicant(s)** request(s) the **Promoter** for the allotment of a residential apartment in the **Project** having **Carpet Area** of approx. _____ square meters (_____sq. ft.) on _____ floor in _____ Tower no. _____ ("**Building**") along with basement parking slot No(s). _____, _____ and _____ of approx. _____ square meters (_____square feet), _____ square meters (_____square feet) and _____ square meters (_____square feet) in the _____ as permissible under the applicable law and right in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of **Rules**, 2017 of the State (hereinafter referred to as the "**Said Apartment**").

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

4. The **Applicant(s)** fully acknowledges that the **Promoter** has provided all the information and clarifications as required by the **Applicant(s)** and the **Applicant(s)** is fully satisfied with the same. The **Applicant(s)** has fully acquainted himself/herself with all the particulars of the **Project**, as has been provided by **Promoter** on the official website of the Authority established as per the provisions of the Act (hereinafter defined) and **Rules** (hereinafter defined). The **Applicant(s)** has also satisfied himself/herself in respect of the sanctions and building plan approvals based on which the **Project** is being constructed.
5. The **Applicant(s)** states and confirms that the **Promoter** has made the **Applicant(s)** aware of the terms and conditions of the **Agreement for Sale** ("**Agreement**") available on the official website of the **Promoter** www.dlf.in/homes/luxury/thearbour, official website of the Authority and at the office of the **Promoter**. The **Applicant(s)** confirms that the **Applicant(s)** have read and perused the **Agreement** containing the detailed terms and conditions as per the applicable law. The **Applicant(s)** further confirm(s) to have fully understood the terms and conditions of the **Agreement** and is agreeable to perform his/her obligations as per the conditions stipulated in the **Agreement**. Having understood and agreed, the **Applicant(s)** has/ have applied for allotment of a residential apartment in the **Project** and has requested the **Promoter** to allot the **Said Apartment** therein.
6. The **Applicant(s)** hereby confirms that he/she is signing this **Application** with full knowledge of all the laws, **rules**, regulations, notifications, etc., applicable in the State of Haryana in relation to the **Project**. No oral or written representations or statements shall be considered to be a part of this **Application** and that this **Application** is self-contained and complete in itself in all respects.
7. The **Applicant(s)** has clearly understood that by submitting this **Application**, the **Applicant(s)** does not become entitled to the final allotment of the **Said Apartment** in the **Project**, notwithstanding the fact that the **Promoter** may have issued a receipt in acknowledgement of the money tendered with this **Application** by the **Applicant(s)**.
8. Through this **Application**, the **Applicant(s)** requests the **Promoter** that the **Applicant(s)** may be allotted the **Said Apartment** in the **Project** as per the **Payment Plan** opted below.

Down Payment Plan ☐ **Installment Payment Plan** ☐

9. The **Applicant(s)** encloses herewith a sum of Rs. _____/- (Rupees _____ only) by Bank Draft/Cheque No. _____ dated _____ drawn in favour of the **Promoter** payable at _____ or through Electronic Transfer in account no. _____, maintained with _____ Bank, in _____ Branch, bearing IFSC Code _____, towards part payment of the **Booking Amount** (as defined hereinafter). The **Applicant(s)** agrees that the aforesaid payment which forms a part of the **Booking Amount** shall be adjusted as part payment towards the **Total Price** (as defined below), of the **Said Apartment**.

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

10. The **Applicant(s)** agrees that if the **Promoter** allots the **Said Apartment**, then the **Applicant(s)** agrees to pay the **Total Price** of the **Said Apartment** as per the **Payment Plan** annexed hereto as **Schedule-C**.
11. That the **Applicant(s)** understand that by just forwarding the **Agreement** to the **Applicant(s)** by the **Promoter**, does not create a binding obligation on the part of the **Promoter** or the **Applicant(s)** until, firstly, the **Applicant(s)** signs and delivers the **Agreement** with all the schedules along with the payments due as stipulated in the **Payment Plan** within 30 (thirty) days from the date of receipt by the **Applicant(s)** and secondly, the **Applicant(s)** and the **Promoter** execute and register the **Agreement** as per the provision of the relevant Act of the State.

If the **Applicant(s)** fails to execute and deliver to the **Promoter** the **Agreement** within 30 (thirty) days from the date of its receipt by the **Applicant(s)** and further execute the said **Agreement** and register the said **Agreement** before the Sub-Registrar, then the **Promoter** shall serve a notice to the **Applicant(s)** for rectifying the default, which if not rectified within sixty (60) days from the date of its receipt by the **Applicant(s)**, the application/allotment of the **Applicant(s)** shall be treated as cancelled and all sums deposited by the **Applicant(s)** in connection therewith including the **Booking Amount** shall be returned to the **Applicant(s)** without any interest or compensation whatsoever. If, however, after giving a fair opportunity to the **Applicant(s)** to get the **Agreement** executed, the **Applicant(s)** does not come forward or is incapable of executing the same, then in such a case the **Promoter** has an option to forfeit the **Booking Amount**.

12. Notwithstanding anything contained in this **Application**, the **Applicant(s)** understands that this **Application(s)** will be considered as valid and proper only on realization of the amount tendered with this **Application**.

The **Applicant(s)** agrees to abide by the terms and conditions annexed hereto in this **Application**, and the terms as laid down in the **Agreement**.

1. SOLE OR FIRST APPLICANT(S)

Title Mr. ☐ Ms. ☐ M/s. ☐

Name _____

Son / Daughter / Wife of _____

Nationality _____ Age _____ years _____

Profession _____ Aadhar No. _____

Residential Status: Resident/ Non-Resident/ Foreign National of Indian Origin _____

Please affix
photograph and
sign across the
photograph

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

IncomeTax Permanent Account No. _____

Ward / Circle / Special Range / Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Fax No. _____

Office Name & Address _____

Tel No. _____ Mobile No. _____

E-mail ID: _____

2. JOINT/SECOND APPLICANT(S)

Title Mr. ☐ Ms. ☐ M/s. ☐

Name _____

Son / Daughter / Wife of _____

Nationality _____ Age _____ years _____

Profession _____ Aadhar No. _____

Residential Status: Resident/ Non-Resident/ Foreign National of
Indian Origin _____

IncomeTax Permanent Account No. _____

Ward / Circle / Special Range / Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Fax No. _____

Office Name & Address _____

Tel No. _____ Mobile No. _____

E-mail ID: _____

Please affix
photograph and
sign across the
photograph

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

3. THIRD APPLICANT(S)

Title Mr. ☐ Ms. ☐ M/s. ☐

Name _____

Son / Daughter / Wife of _____

Nationality _____ Age _____ years _____

Profession _____ Aadhar No. _____

Residential Status: Resident/ Non-Resident/ Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Ward / Circle / Special Range / Place, where assessed to income tax _____

Mailing Address _____

Tel No. _____ Fax No. _____

Office Name & Address _____

Tel No. _____ Mobile No. _____

E-mail ID: _____

OR

M/s. _____ CIN No. _____

Reg. Office/Corporate Office _____

Authorized Signatory _____

Board Resolution dated/Power of Attorney _____

PAN No./TIN No. _____

GST No. _____

Tel No. _____ Mobile No. _____ E-mail ID: _____

Fax No. _____ (attached certified true copy of the Board Resolution/Power of Attorney)

Please affix
photograph and
sign across the
photograph

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

4. DETAILS OF THE SAID APARTMENT AND ITS PRICING

Tower No. _____ Said Apartment No. _____ Type _____ Floor _____ Parking Slot No(s) _____, _____ and _____	Rate of Said Apartment per square feet*
Unit Price (in rupees)	
Applicable taxes and cesses payable by the Applicant(s) . (This includes GST payable at rates as specified from time to time, which at present is 5%):	
Total Price (in rupees)	

***NOTE:**

1. The **Total Price** for the **Said Apartment** based on the **Carpet Area**.
2. The **Promoter** has taken the conversion factor of 10.764 sq.ft. per sqm. for the purpose of this **Application** (1 feet = 304.8 mm)

Carpet Area: _____ square meter (_____ square feet)

Parking Area: _____ square meter (_____ square feet)
_____ square meter (_____ square feet)
_____ square meter (_____ square feet)

5. DECLARATION

The **Applicant(s)** hereby declares that the above particulars / information given by the **Applicant(s)** are true and correct and nothing has been concealed therefrom.

Yours faithfully,

Date: _____

Place: _____

Signature of Applicant(s)

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

-----**FOR OFFICE USE ONLY**-----

RECEIVING/OFFICER

Name _____

Signature _____

Date _____

1. **ACCEPTED** / ☐ **REJECTED** ☐

2. **Residential Apartment No.** _____ **Floors** _____

3. **Carpet Area** _____ square meter [_____ square feet]

4. **Total Price** payable for the **Said Apartment** : Rs. _____/-
(Rupees _____ only)

5. **Parking Area:** _____ square meter (_____ square feet)
_____ square meter (_____ square feet)
_____ square meter (_____ square feet)

6. **PAYMENT PLAN:** Down Payment/ ☐ Installment Payment Plan ☐

7. Payment received vide Cheque/DD/Pay Order No. _____
dated _____ for Rs. _____
Out of NRE/NRO/FC/SB/CUR/CA Acct _____

8. **Booking Receipt No.** _____ Dated _____

9. **BOOKING DIRECT**/Real Estate Agent

Name _____,

Address _____

_____ ,

Registration no. _____,

Stamp with Signature _____

10. Check-list for Receiving Officer:

a) Amount paid along with **Application**.

b) **Applicant's** signature on all pages of the **Application** form at places marked as "**X**".

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

- c) PAN & copy of PAN Card/Form60/Form 49A.
- d) Aadhar No. & Copy of Aadhar Card.
- e) For Companies: Certified copies of Memorandum & Articles of Association and board resolution in support of the authorized signatory under common seal of the company.
- f) For Foreign Nationals of Indian Origin: Foreign Inward Remittance from the account of the **Applicant(s)** / NRE/ FCNR A/c of the Applicant(s) / IPI-7/ Passport Photocopy.
- g) For NRI: Copy of Passport/Foreign Inward Remittance from the account of the **Applicant(s)** /NRE/NROA/of the **Applicant(s)**.
- h) For Partnership Firm/LLP Firm: Copy of Partnership Deed and authorization to purchase.

Date _____

Place _____

Cleared by stock on _____

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

In this **Application**, following words and expressions when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expression shall be attributed their ordinary meaning. For all intents and purposes and for the purpose of the terms and conditions set out in this **Application**, singular means plural and masculine includes feminine gender.

DEFINITIONS:

For the purpose of this **Application**, unless the context otherwise requires-

- (a) **“Act”** means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) **“Booking Amount”** means 10% of the Total Price which shall also be the earnest money for the Said Apartment and has been more clearly set out in the Payment Plan (**Schedule -C**);
- (c) **“Government”** means the Government of the State of Haryana;
- (d) **“Rules”** means the Real Estate (Regulation and Development) **Rules**, 2017 for the State of Haryana and as amended from time to time;
- (e) **“Section”** means a section of the **Act**.

TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FORM FOR ALLOTMENT OF A RESIDENTIAL APARTMENT AT THE ARBOUR, SECTOR 63, GURUGRAM (HARYANA).

The terms and conditions given below shall be read together with the terms and conditions more comprehensively set out in the **Agreement**.

1. The **Applicant(s)** confirms that the **Applicant(s)** has examined and conducted due diligence of all the documents relating to the **Said Land** and has/have satisfied himself/herself/themselves about the title/interest/rights of the **Promoter/Owners** in the **Said Land**.
2. The **Total Price** for the **Said Apartment**, based on the **Carpet Area** is Rs _____/- (Rupees _____ only) (**“Total Price”**):

Tower No. _____ Said Apartment No. _____ Type _____ Floor _____ Parking Slot No(s) _____, _____ and _____	Rate of Said Apartment per square feet*
Unit Price (in rupees)	
Applicable taxes and cesses payable by the Applicant(s) . (This includes GST payable at rates as specified from time to time, which at present is 5%):	
Total Price (in rupees)	

*NOTE:

1. The **Total Price** for the **Said Apartment** based on the **Carpet Area**.
2. The **Promoter** has taken the conversion factor of 10.764 sq.ft. per sqm. for the purpose of this **Application** (1 feet = 304.8 mm)

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

Explanation:

- (i) The **Total Price** as mentioned above includes the **Booking Amount** paid/payable by the **Applicant(s)** to the **Promoter** towards the **Said Apartment** for residential usage along with parking. It is hereby clarified that the amount paid by the **Applicant(s)** at the time of **Application**, forms part of the **Booking Amount**. It is further clarified that the **Booking Amount** is payable in more than one instalment for the convenience of the **Applicant(s)** and the same shall be treated as earnest money for due performance of the obligations of the **Applicant(s)** under this **Application** and the **Agreement**.
- (ii) The **Total Price** as mentioned above includes taxes (GST and Cess or any other taxes/ fees/ charges/ levies etc.) which may be levied, in connection with the development/construction of the **Project** paid/payable by the **Promoter** up to the date of handing over the possession of the **Said Apartment** for residential usage along with parking to the **Applicant(s)** after obtaining the necessary approvals from competent authority for the purposes of such possession.

Provided that, in case there is any change / modification in the taxes / charges/ fees / levies etc., the subsequent amount payable by the **Applicant(s)** to the **Promoter** shall be increased / decreased based on such change/ modification.

Provided further, if there is any increase in the taxes / charges / fees / levies etc. after the expiry of the scheduled date of completion of the **Project** as per registration with the authority, which shall include the extension of registration, if any, granted to the said **Project** by the authority, as per the Act, the same shall not be charged from the **Applicant(s)**.

- (iii) The **Promoter** shall periodically intimate in writing to the **Applicant(s)**, the amount payable as stated in (i) above and the **Applicant(s)** shall make payment demanded by the **Promoter** within the time and in the manner specified therein. In addition, the **Promoter** shall provide to the **Applicant(s)** the details of the taxes/ charges/ fees/ levies etc. paid or demanded along with the acts/**rules**/notifications together with dates from which such taxes/ charges/ fees/ levies etc. have been imposed or become effective.
- (iv) The **Total Price** of **Said Apartment** includes recovery of price of land, development/construction of not only the **Said Apartment** but also the common areas, internal development charges, infrastructure augmentation charges, external development charges, taxes, fees, levies etc., cost of providing electric wiring, electrical connectivity to the **Said Apartment**, lift, waterline and plumbing, fire detection and firefighting equipment in common areas, maintenance charges as per para 14, and includes cost for providing all other facilities, amenities and specifications to be provided within the **Said Apartment** for the residential usage along with parking in the **Project**.
3. Time is of essence and the **Applicant(s)** shall make the payment as per the **Payment Plan** set out in **Schedule-C** ("**Payment Plan**").

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

4. The **Total Price** is escalation-free, save and except increases which the **Applicant(s)** hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The **Promoter** undertakes and agrees that while raising a demand on the **Applicant(s)** for increase in development charges / cost / charges / fees / levies, etc., imposed by the competent authorities, the **Promoter** shall enclose the said notification / order / rule / regulation to that effect along with the demand letter being issued to the **Applicant(s)**, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the **Project** as per registration with the Authority, which shall include the extension of registration, if any, granted to the **Project** by the Authority, as per the Act, the same shall not be charged from the **Applicant(s)**.
5. The **Applicant(s)** has/ have seen the layout plan/ demarcation-cum-zoning/site plan/ building plans, specifications, amenities and facilities etc. depicted in the advertisement/ brochure/ **Agreement**/ Website (as the case maybe) regarding the **Project** where the **Said Apartment** is located and has/ have accepted the unit/floor/ site plan, payment plan and the specifications, amenities, facilities, etc. which has been approved by the competent authority, as represented by the **Promoter**.
6. Subject to Para 13, the **Promoter** agrees and acknowledges, the **Applicant(s)** shall have the right to the **Said Apartment** for residential usage along with parking as mentioned below:
- (i) The **Applicant(s)** shall have exclusive ownership of the **Said Apartment** for residential usage along with parking;
 - (ii) The **Applicant(s)** shall also have rights in the common areas, as provided under Rule 2(1)(f) of **Rules**. The **Applicant(s)** shall use the common areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. It is clarified that the **Promoter** shall hand over the common areas to the association of allottees/competent authorities after duly obtaining the occupation certificate /part occupation certificate/part completion/completion certificate from the competent authority, as the case may be, as provided under Rule 2(1)(f) of **Rules**;
 - (iii) The **Applicant(s)** has the right to visit the project site to assess the extent of development of the **Project** and the **Said Apartment** for residential usage.

7. **Schedule for possession of the Said Apartment**

The timely delivery of possession of the **Said Apartment** to the **Applicant(s)** and the common areas to the association of allottees or the competent authority, as the case may be, as provided under Rule 2(1)(f) of the **Rules**, is the essence of the **Agreement**.

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

The **Promoter** assures to offer to hand over possession of the **Said Apartment** for residential usage along with parking as per agreed terms and conditions by 31.03.2030, unless there is delay due to “*force majeure*”, epidemic, pandemic and lock down, Court orders, Government policy/guidelines, decisions effecting the regular development of the **Project**. If, the completion of the **Project** is delayed due to the above conditions, then the **Applicant(s)** agrees that the **Promoter** shall be entitled to the extension of time for delivery of possession of the **Said Apartment** for residential usage.

The **Applicant(s)** agrees and confirms that, in the event it becomes impossible for the **Promoter** to implement the **Project** due to ‘*force majeure*’ and above-mentioned conditions, then the allotment shall stand terminated and the **Promoter** shall refund to the **Applicant(s)** the entire amount received by the **Promoter** from the **Applicant(s)** within 90 (ninety) days. The **Promoter** shall intimate the **Applicant(s)** about such termination at least 30 (thirty) days prior to such termination. After refund of the money paid by the **Applicant(s)**, the **Applicant(s)** agrees that he/ she shall not have any rights, claims etc. against the **Promoter** and that the **Promoter** shall be released and discharged from all its obligations and liabilities under the allotment / **Agreement**.

8. Procedure for taking possession of Said Apartment

The **Promoter** obtaining the occupation certificate or part thereof of the building blocks/tower in the **Project** shall offer in writing the possession of **Said Apartment** within 3 (three) months, from the date of above approval, to the **Applicant(s)** as per terms of the **Agreement**.

The **Promoter** agrees and undertakes to indemnify the **Applicant(s)** in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the **Promoter**. The **Promoter** shall provide a copy (on demand) of the occupation certificate or part thereof in respect of the **Building** at the time of conveyance of the same. The **Applicant(s)**, after taking possession, agrees to pay the maintenance charges and holding charges (as mentioned in **Schedule-C**) as determined by the **Promoter**/association of allottees/competent authority, as the case may be.

9. Failure of Applicant(s) to take Possession of Said Apartment for residential usage

Upon receiving a written intimation from the **Promoter** as per para 8 above, the **Applicant(s)** shall take possession of the **Said Apartment** from the **Promoter** by executing necessary indemnities, undertakings and such other documentation (including but not limited to the Undertaking cum Indemnity Bond, Maintenance **Agreement**, Conveyance Deed, Application Form for membership of the association of allottees, etc.) as maybe prescribed in the **Agreement**, and the **Promoter** shall give possession of the **Said Apartment** for residential usage to the **Applicant(s)** as per terms and conditions of the **Agreement**.

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

In case the **Applicant(s)** fails to comply with essential documentation, undertaking etc. or fails to take possession within the time provided in Para 8, such **Applicant(s)** shall continue to be liable to pay maintenance charges and holding charges as specified in Para 8.

10. Possession by the Applicant(s)

After obtaining the occupation certificate of the building blocks in respect of the **Project** and handing over the physical possession of the **Said Apartment** for residential usage along with parking to the **Applicant(s)**, it shall be the responsibility of the **Promoter** to hand over the necessary documents and plans, and common areas to the association of allottees or the competent authority, as the case may be as provided under Rule 2(1)(f) of **Rules**.

11. Cancellation by Applicant(s)

The **Applicant(s)** shall have the right to cancel/withdraw his allotment in the **Project** as provided in the Act:

Provided that where the **Applicant(s)** proposes to cancel/withdraw from the **Project** without any fault of the **Promoter**, the **Promoter** herein is entitled to forfeit the **Booking Amount** paid for the allotment and interest component on delayed payment (payable by the customer for breach of **Application/Agreement** and non-payment of any due payable to the **Promoter**). The rate of interest payable by the **Applicant(s)** to the **Promoter** shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the **Applicant(s)** shall be returned by the **Promoter** to the **Applicant(s)** within 90 (ninety) days of such cancellation.

12. Refund of money and interest at such rate as may be prescribed, payment of interest at such rate as may be prescribed or payment of compensation

The **Promoter** shall compensate the **Applicant(s)** in case of any loss caused to him due to defective title of the **Said Land**, on which the **Project** is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a force majeure, epidemic, pandemic and lock down, Court order, Government policy/ guidelines, decisions, if the **Promoter** fails to complete or is unable to give possession of the **Said Apartment** for residential usage along with parking.

- (i) in accordance with the terms of the **Agreement**, duly completed by the date specified in Para 7; or
- (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the **Promoter**

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

shall be liable, on demand to the Applicant(s), in case the **Applicant(s)** wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the **Said Apartment** for residential usage, with interest at the rate prescribed in the **Rules** including compensation in the manner as provided under the Act within ninety (90) days of it becoming due.

Provided that if the **Applicant(s)** does not intend to withdraw from the **Project**, the **Promoter** shall pay the **Applicant(s)** interest at the rate prescribed in the **Rules** for every month of delay, till the offer of the possession of the **Said Apartment** for residential usage, which shall be paid by the **Promoter** to the **Applicant(s)** within ninety (90) days of it becoming due.

In case obligation is not complied with by the **Promoter**:

- (i) the authority shall order to return the total amount received by the **Promoter** in respect of the **Said Apartment** for residential usage, with interest at the rate prescribed in the **Rules** in case the **Applicant(s)** wishes to withdraw from the **Project**.
- (ii) in case **Applicant(s)** claims compensation in this regard he may make an application for adjudging compensation to the adjudicating officer who shall order quantum of compensation having due regards to the factors in Section 72.
- (iii) if the **Applicant(s)** does not intend to withdraw from the **Project** the authority shall order the **Promoter** to pay the **Applicant(s)** interest at the rate prescribed in the **Rules** for every month of delay till the offer of the possession of the **Said Apartment** for residential usage.
- (iv) Timelines for refund of money and interest at such rate as may be prescribed, payment of interest at such rate as may be prescribed in Rule 16 of **Rules**.

13. The Applicant(s) shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the **Applicant(s)** fails to make payment of any instalment due as per the **Payment Plan** annexed hereto as **Schedule-C**, the **Applicant(s)** shall be liable to pay interest to the **Promoter** on the unpaid amount from the due date of such instalment at the rate prescribed in the **Rules**;
- (ii) In case the default by **Applicant(s)** under the condition listed above continues for a period beyond ninety (90) days after notice from the **Promoter** in this regard, the **Promoter** may cancel the allotment of the **Said Apartment** for residential usage along with parking in favour of the **Applicant(s)** and refund the money paid to him by the **Applicant(s)**, by forfeiting the **Booking Amount** paid for the allotment and

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

interest component on delayed payment (paid / payable by the **Applicant(s)** for breach of **Application/Agreement** and non-payment of any due payable to the Promoter). The rate of interest payable by the **Applicant(s)** to the **Promoter** shall be the State Bank of India's highest marginal cost of lending rate plus two percent (2%). The balance amount of money paid by the **Applicant(s)** shall be returned by the **Promoter** to the **Applicant(s)** within ninety (90) days of such cancellation. On such default, the **Application/Agreement** and any liability of the **Promoter** arising out of the same shall thereupon, stand terminated. Provided that the **Promoter** shall intimate the **Applicant(s)** about such termination at least 30 (thirty) days prior to such termination.

14. The **Promoter** shall be responsible to provide and maintain essential services in the **Project** till the taking over of the maintenance of the **Project** by the association of allottees or competent authority, as the case may be, upon the issuance of the occupation certificate/part thereof, part completion certificate/completion certificate of the **Project**, as the case may be. The cost of maintenance till the date of occupation certificate / part thereof, has been included in the **Total Price** of the **Said Apartment** for residential usage.

The **Applicant(s)** agrees to execute a maintenance agreement along with other necessary documents, undertakings etc. in the standard format, with the association of allottees / the maintenance agency as appointed for maintenance and upkeep of the **Project**. Execution of the maintenance agreement and payment of the Interest-Bearing Maintenance Security (IBMS) shall be a condition precedent for handing over possession of **Said Apartment** by the **Promoter** and also for executing the conveyance deed of the **Said Apartment**.

In case, the **Applicant(s)**/association of allottees fails to take possession of the said essential services as envisaged in the **Agreement** or prevalent laws governing the same, then in such a case, the **Promoter** or the developer has right to recover such amount as spent on maintaining such essential services beyond the date of occupation certificate / part thereof from the **Applicant(s)** on pro-rata basis.

15. The parkings are inseparable from and forms an integral part of the **Said Apartment**. The **Applicant(s)** confirms that the **Applicant(s)** has no right to sell/transfer or deal with the parking(s) independent of the **Said Apartment**. The **Applicant(s)** undertakes to park his/her vehicle in the parking slots and not anywhere else in the **Building/Project**.
16. The **Applicant(s)**, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the **Rules & Regulations** made thereunder, or any other statutory amendment(s) modification(s) made thereof and all other applicable laws in India and shall keep the **Promoter** indemnified in this regard. The **Applicant(s)** acknowledges that the **Promoter** shall not be responsible towards any third-party making payment/ remittances on behalf of any **Applicant(s)** and such third party shall not have

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

any right in the application/ allotment of the **Said Apartment** and the **Promoter** shall issue the payment receipts in favour of the **Applicant(s)** only.

17. The **Applicant(s)** may with the permission from the **Promoter** raise and/ or avail loan from banks and other housing finance companies for purpose of raising finance towards the purchase of the **Said Apartment**. Any delay on account of raising and/ or availing loan from banks and other housing finance companies shall not absolve the **Applicant(s)** from making timely payment of the **Total Price** or any part thereof.
18. The **Applicant(s)** shall have no objection in case the **Promoter** creates a charge on the entire **Project** during the course of development of the **Project** for raising loan from any banking and/or Financial Institution provided, creation of such charge shall not affect the rights and interest of the **Applicant(s)** to the **Said Apartment**.
19. In case of joint **Applicant(s)**, all communication shall be sent to the **Applicant(s)**, whose name appears first and all the addresses given by him, which shall for the purposes be considered as served on all the **Applicant(s)** and no separate communication shall be necessary to the other named **Applicant(s)**.
20. Whenever there is any change in the residential status of the **Applicant(s)** subsequent to the submitting this **Application**, it shall be the sole responsibility of the **Applicant(s)** to intimate the same in writing to the **Promoter** immediately and comply with necessary formalities, as specified and under the applicable laws.
21. The **Applicant(s)** shall inform the **Promoter** in writing of any change in the mailing address mentioned failing which all demands, notices etc. by the **Promoter** shall be mailed to the address given in the **Application** and shall be deemed to have been received by the **Applicant(s)**.
22. The **Applicant(s)** shall indemnify and keep the **Promoter**, its directors, agents, representatives, employees, estate and effect indemnified and harmless against the payment and observance and performance of all the covenants and conditions and any loss, damage or liability that may arise due to non-payment, non-observance or non-performance of the said covenants or said conditions by the **Applicant(s)** as mentioned in the **Application** and **Agreement**.
23. The **Applicant(s)** understands that the final allotment of the **Said Apartment** is entirely at the discretion of the **Promoter**.
24. The **Applicant(s)** understands that the **Promoter** may alter/change/amend the layout plans, architectural design, maps etc. of the **Said Apartment /Project** as per the applicable laws.

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

- 25.** The **Applicant(s)** agrees and understands that terms and conditions of this **Application** and those of the **Agreement** may be modified/amended in accordance with any directions/order which may be passed by any Governmental Authority(ies), court of law, tribunal, or Commission in compliance with applicable laws and such amendment shall be binding on the **Applicant(s)** and the **Promoter**.
- 26.** The rights and obligations of the Parties under or arising out of this **Application** Form shall be construed and enforced in accordance with the Act and the **Rules** and Regulations made thereunder including other applicable laws prevalent in the State of Haryana for the time being in force.

The **Applicant(s)** has/ have fully read and understood the above conditions and agrees to abide by the same.

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

X_____

Sole/First Applicant

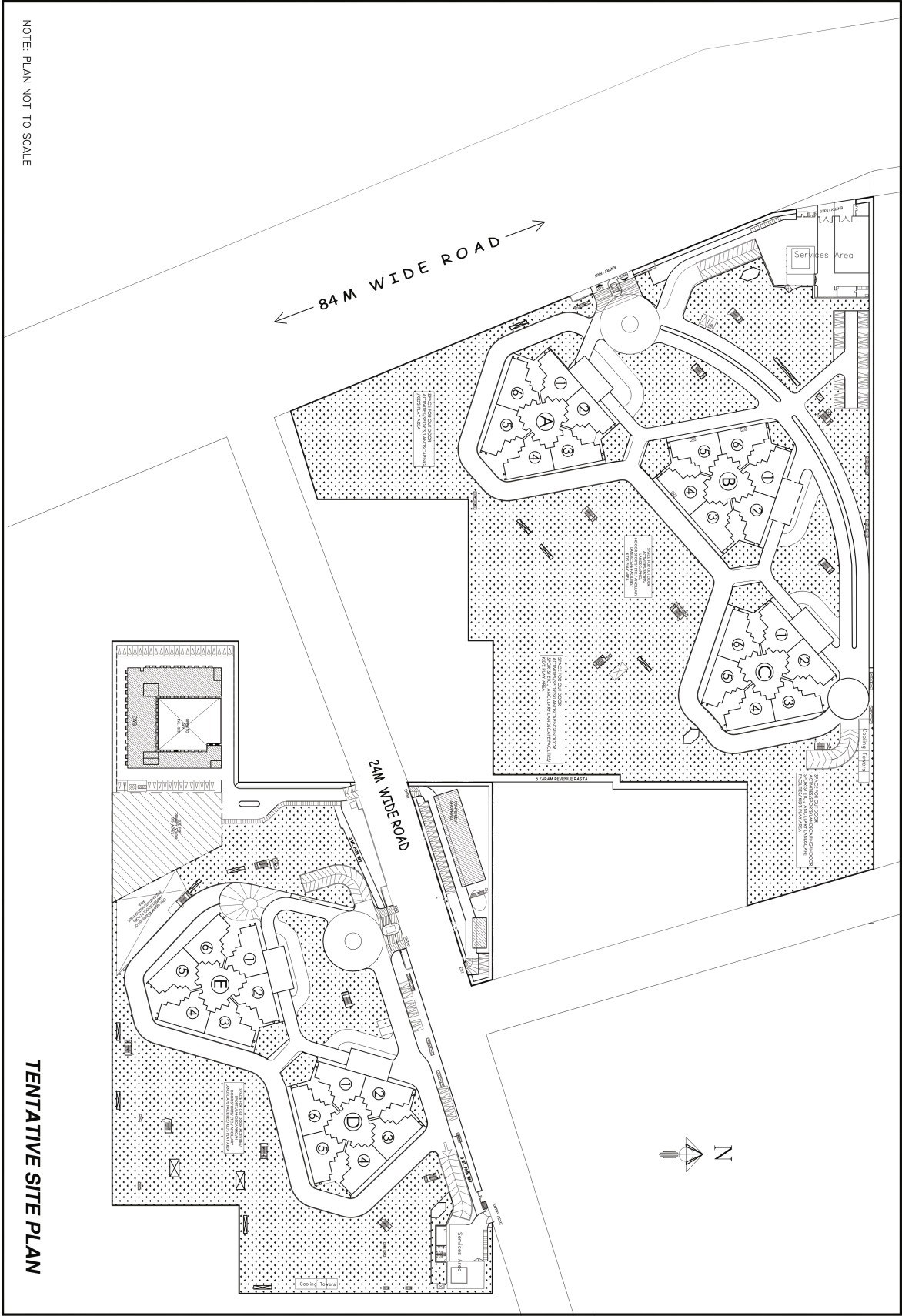
X_____

Second Applicant

X_____

Third Applicant

**SCHEDULE - A
SITE PLAN/LOCATION PLAN**

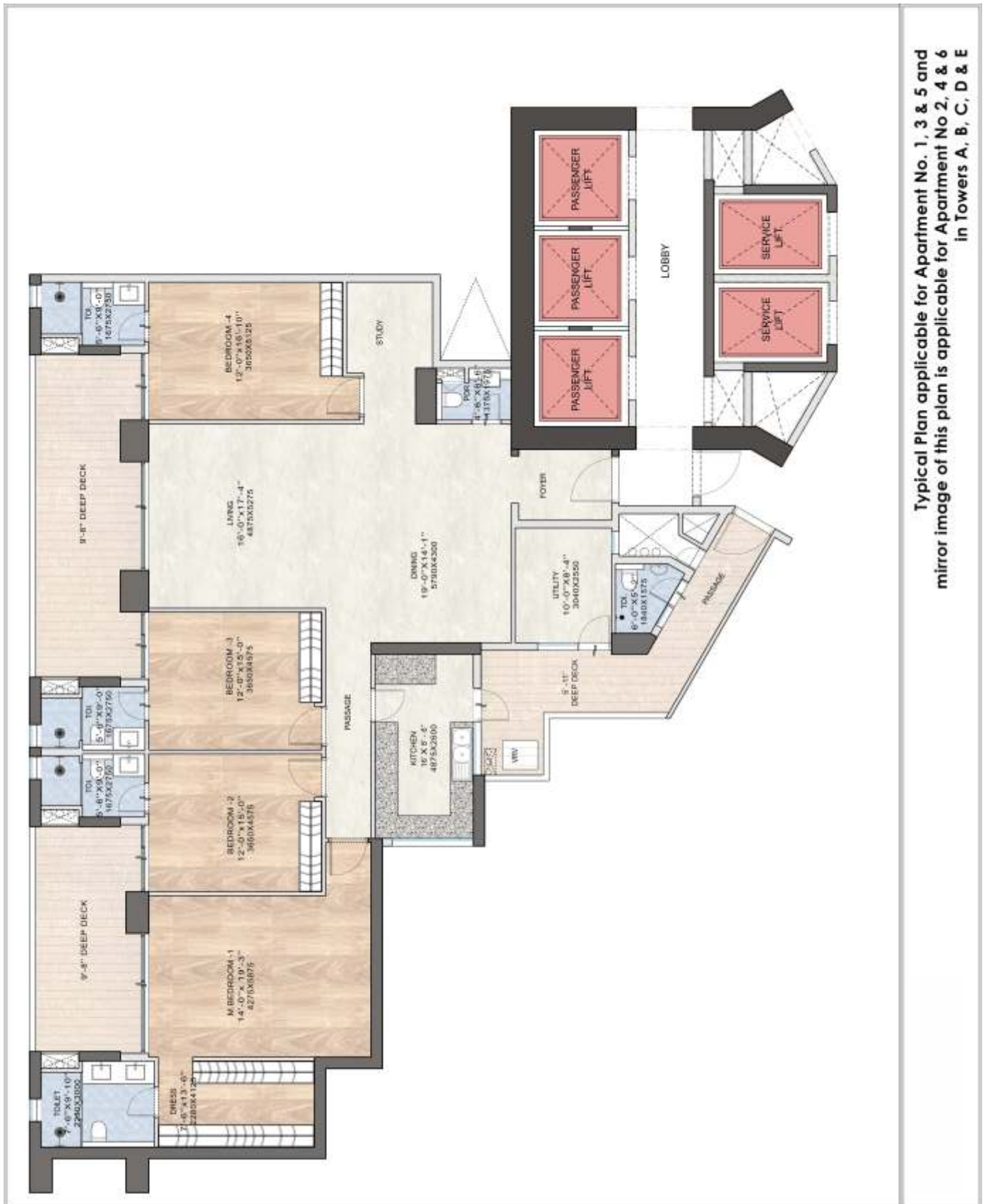


X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

SCHEDULE – B
FLOOR/ UNIT PLAN OF THE SAID APARTMENT



Typical Plan applicable for Apartment No. 1, 3 & 5 and
 mirror image of this plan is applicable for Apartment No 2, 4 & 6
 in Towers A, B, C, D & E

X _____
 Sole/First Applicant

X _____
 Second Applicant

X _____
 Third Applicant

**SCHEDULE – C
PAYMENT PLAN**

1. Standard Payment Plan:

Instalment Description			
Sl. No.	Construction Stage	Time	% Due
1	Amount on Application		INR 10 lacs
2	Booking Amount (Within 30 days of Application Form)		10% (Less INR 10 lacs)
3	Within 4 months of Application Form		15%
4	Start of Foundation Works*	9 months*	10%
5	Completion of Ground Floor Slab*	15 months*	10%
6	Completion of 10th Floor roof slab*	21 months*	10%
7	Completion of 24th Floor roof slab*	27 months*	10%
8	Completion of Terrace roof slab*	33 months*	10%
9	On application for Occupation Certificate		10%
10	On receipt of Occupation Certificate		10%
11	On offer of possession		5%
Total			100%

(*) – Whichever is later.

2. Down Payment Plan:

Sl. No.	Instalment Description	% Due
1	Amount on Application	INR 10 lacs
2	Booking Amount (Within 30 days of Application Form)	10% (Less INR 10 lacs)
3	Within 120 days of Application Form	80% (Less DPR)
4	On Offer of Possession	10%
Total		100%

Note:

- Stamp duty and registration charges as applicable** will be extra.
- GST/ Taxes as applicable. **GST additional on each installment as applicable.**
- Interest Bearing Maintenance Security Deposit shall be payable @ **INR 10 lacs per apartment at the time of offer of possession**, which shall be over and above the Total Price.
- Holding Charges at the rate of **Rs. 25 per sqft per month** on the carpet area

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

SCHEDULE – D
SPECIFICATIONS, AMENITIES, FACILITIES PART OF
THE SAID APARTMENT FOR RESIDENTIAL USAGE

- For better safety, structure designed for India's highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.
- Air-Conditioned apartment, with energy efficient VRV/VRF system excluding toilets.
- Air-Conditioned Entrance Halls and Main passenger Lift Lobbies.
- Eco friendly environment with Rainwater Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.

APARTMENT SPECIFICATIONS:

Living / Dining / Lobby / Passage

Floor	Imported Marble
Walls	Acrylic Emulsion paint
Ceiling	Acrylic Emulsion paint

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion paint
Ceiling	Acrylic Emulsion paint
Wardrobes	Modular wardrobes of standard make in bedrooms (except in utility)

Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion paint
Counter	Granite/marble/Engineered stone
Fittings / Fixtures	CP fittings, Double bowl single drainboard SS Sink, Exhaust fan

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

SCHEDULE – D
SPECIFICATIONS, AMENITIES, FACILITIES PART OF
THE SAID APARTMENT FOR RESIDENTIAL USAGE

Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator and Washing Machine in utility balcony, all of reputed make
--------------------	--

Balcony

Floor	Tiles
Ceiling	Exterior grade paint

Toilets

Walls	Combination of Tiles, stone, Acrylic Emulsion Paint & Mirror
Floors	Marble / Granite/ Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Marble / Granite/ Engineered stone
Fixtures/Accessories	Glass Shower-partition with door (7'Ht), Vanity, Exhaust Fan, Towel rail / ring, Toilet paper holder, all of standard make.
Sanitary ware/ CP Fittings	Single Lever CP fittings, Wash Basin, Floor mounted / Wall-hung WCs.

Plumbing

CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.

Fire Fighting System

Fire Fighting System with sprinklers, smoke detection system etc.

Utility

Floor	Tiles
Walls / Ceiling	Oil bound Distemper
Toilet	Flooring & Walls in tiles/plaster/mirror/cladding, Conventional CP Fittings and Chinaware

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

SCHEDULE – D
SPECIFICATIONS, AMENITIES, FACILITIES PART OF
THE SAID APARTMENT FOR RESIDENTIAL USAGE

Doors

Internal Doors	Painted / Polished frame with Painted/laminated/polished/veneered flush doors.
Entrance Doors	Painted / Polished frame with painted /laminated/veneered flush door.

External Glazing

Windows/External Glazing	Single/Double glass unit with clear glass UPVC/Aluminium Frames & wire mesh shutters in habitable rooms. UPVC/Aluminium frames with Clear/Frosted Glass in toilets.
--------------------------	---

Electrical Fixtures/Fittings

Modular touch switches with copper wiring, ceiling fans in all rooms. Exhaust fan in toilets & kitchen and ceiling light fixtures in Balconies. Home Automation for selected services as per design.

Power Back-up

4 BHK + Utility – Upto 12 KVA per apartment.

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant

SCHEDULE – E
SPECIFICATIONS, AMENITIES,
FACILITIES PART OF THE PROJECT

Common Areas

Security System

Secured Gated Community with access Control at entrances. CCTV surveillance.

Passenger Lift Lobby

Lift Lobby Floors	Tile/Marble/Granite/Engineered Stone
Lift Lobby Walls	Combination of Marble /Acrylic Emulsion Paint/ Wallpaper/Veneer/Films /Mirror

Service Lift Lobby

Lift Lobby Floors	Tile/Stones/IPS
Lift Lobby Walls	Flat Oil Paint/OBD

Staircases

Floor	Tile/Indian Stone/Coated Surface
Walls	Flat Oil Paint/OBD

Conversion Scale

1 feet = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the **Promoter** or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the **Promoter. Applicant** shall not have any right to raise objection in this regard.

X_____

Sole/First Applicant

X_____

Second Applicant

X_____

Third Applicant



DLF Home Developers Limited

CIN: U74899HR1995PLC082458

Registered Office:

1st Floor, DLF Gateway Tower, R Block,
DLF City Phase-III, Gurugram -122002, Haryana (India)

HARERA Registration No - RC/REP/HARERA/GGM/671/403/2023/15 dated: 23.01.2023 | <https://haryanarera.gov.in>